

Council/Agency Meeting Held: _____	City Clerk's Signature _____
Deferred/Continued to: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	
Council Meeting Date: May 16, 2005	Department ID Number: _____

CITY OF HUNTINGTON BEACH

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

SUBMITTED BY: *Penelope Culbreth Graft*
 PENELOPE CULBRETH-GRAFT, CITY ADMINISTRATOR

PREPARED BY: JIM B. ENGLE, DIRECTOR, COMMUNITY SERVICES
 HOWARD ZELEFSKY, DIRECTOR, PLANNING *[Signature]*

SUBJECT: ADOPT RESOLUTION RELATING TO THE INADEQUACY OF
 PUBLIC LANDS IN THE VICINITY OF THE WARDLOW AND LAMB
 SCHOOL SITES TO MEET THE EXISTING AND FORESEEABLE
 NEEDS OF THE COMMUNITY FOR PLAYGROUND, PLAYING
 FIELD, AND OTHER OUTDOOR RECREATIONAL AND OPEN-
 SPACE PURPOSES

Resolution Number 2005-38

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

Statement of Issue: The City of Huntington Beach has received notice from the Fountain Valley School District of its intention to dispose of surplus real property commonly referred to as Wardlow School site and Lamb School site and located at 9191 Pioneer Drive and 10251 Yorktown Street in Huntington Beach, respectively. Under the Naylor Act, the city must pass a resolution if it intends to negotiate with the school district to acquire all or part of either or both school sites.

Funding Source: N/A; only requesting permission to negotiate at this time.

Recommended Action: Motion to:

Adopt Resolution No. ~~2005-38~~ *2005-38* A Resolution of the City Council of the City of Huntington Beach Relating to the Inadequacy of Public Lands in the Vicinity of the Wardlow and Lamb School Sites to Meet the Existing and Foreseeable Needs of the Community for Playground, Playing Field, and Other Outdoor Recreational and Open-Space Purposes, which informs the Fountain Valley School District of the city's intention under the Naylor Act to negotiate in good faith with the district to acquire all or part of Wardlow School and/or Lamb School for public open-space purposes.

THIS RESOLUTION MUST BE APPROVED BY A TWO/THIRD'S VOTE OR FIVE MEMBERS OF COUNCIL.

Alternative Action(s): Do not negotiate to acquire either or both school sites under the Naylor Act.

E-11

REQUEST FOR ACTION

MEETING DATE: May 16, 2005

DEPARTMENT ID NUMBER:

Analysis: On March 22, 2005, the Fountain Valley School District (FVSD) Board of Trustees notified the city of its intention to surplus or sell three school sites. Two of those sites are within the City of Huntington Beach. Wardlow School is located at 9191 Pioneer Drive and Lamb School is at 10251 Yorktown Avenue.

Both schools are used by the community for outdoor recreational purposes and open space land particularly suited for recreational purposes. Wardlow School has 14.4 acres, of which 10 are open space. Lamb School has 14.3 acres, of which 7.5 are open space. Both sites are venues for organized youth sports in the city as well as being used by residents in the surrounding neighborhoods for general recreation and open space. There are inadequate public lands in the vicinity of these two school sites to meet the existing and foreseeable needs of this community for recreational open-space purposes.

The Surplus School Property Purchasing (SSPP) Plan only identifies the city needing to acquire 8.6 acres at Wardlow School. Staff is requesting authority to negotiate for Wardlow and Lamb Schools. This gives the city a greater ability to craft a deal with the school district. If a portion of Lamb School were included in the final negotiated solution to the open-space issue, staff would have to return to Council to amend the SSPP Plan.

The City of Huntington Beach would like to exercise its option under the Naylor Act to negotiate with the FVSD to acquire all or part of either or both sites in order to retain this open space for the community. In order to exercise this option, the City Council must approve the attached resolution. This will then give the city at least sixty days to negotiate an acquisition plan with the school district.

Environmental Status: N/A

Attachment(s):

City Clerk's Page Number	No.	Description
3 6	1.	Resolution No. <u>2005-38</u>
	2.	Vicinity Map for Wardlow and Lamb Schools

E-11.2

E-11.3

ATTACHMENT #1

RESOLUTION NO. 2005-38

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH RELATING TO THE
INADEQUACY OF PUBLIC LANDS IN THE VICINITY OF
WARDLOW ELEMENTARY SCHOOL AND LAMB ELEMENTARY
SCHOOL TO MEET THE EXISTING AND FORESEEABLE NEEDS OF THE
COMMUNITY FOR PLAYGROUND, PLAYING FIELD, AND OTHER
OUTDOOR RECREATIONAL AND OPEN-SPACE PURPOSES

WHEREAS, the City of Huntington Beach has received notice from the Fountain Valley School District ("School District") that on February 10, 2005, the School District's Governing Board declared its intention to dispose of real property located in Huntington Beach at 9191 Pioneer Drive ("Wardlow School") and 10251 Yorktown Street ("Lamb School"); and

The whole or a portion of the Wardlow School and Lamb School sites consist of land which is used for playground, playing field, and other outdoor recreational purposes and open-space land particularly suited for recreational purposes; and

The Wardlow School and Lamb School sites have been used for school playground, playing field, or other outdoor recreational purposes and open-space land for at least (8) years immediately preceding the February 10, 2005 determination of the School District's Governing Board to sell the Wardlow School and Lamb School sites; and

There is no other available publicly owned land in the vicinity of Wardlow School and Lamb School that is adequate to meet the existing and foreseeable needs of the community for playground, playing field, or other outdoor recreational and open-space purposes; and

Pursuant to the Naylor Act as codified in Education Code Section 17485, *et seq.*, the City of Huntington Beach has priority to purchase the Wardlow School and Lamb School sites due to the fact that both Wardlow School and Lamb School sites include land which is currently used for school playground, playing field, or other outdoor recreational purposes and open-space land particularly suited for recreational purposes, and the City has assumed that the Wardlow School and Lamb School sites would be permanently available for recreational purposes,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Huntington Beach as follows:


1. Public land in the vicinity of the Wardlow School and Lamb School sites are inadequate to meet the existing and foreseeable needs of the community for playground, playing field, and other outdoor recreational open-space purposes.
2. The City Administrator or her designee is hereby authorized to notify the School District of the City's intention to negotiate the acquisition of the Wardlow School and Lamb School sites pursuant to the Naylor Act.

E-11.4

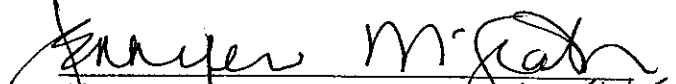
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2005.

Mayor


REVIEWED AND APPROVED:


City Administrator

APPROVED AS TO FORM:


City Attorney LHM 5/19/05

INITIATED AND APPROVED:


Director of Community Services

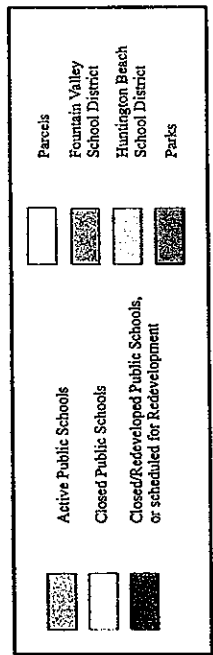
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E-11.6

ATTACHMENT #2

Fountain Valley School District City of Huntington Beach

11-11.7



Information Services Department
HB GIS
April 2005

HB GIS Project/Community Services Department
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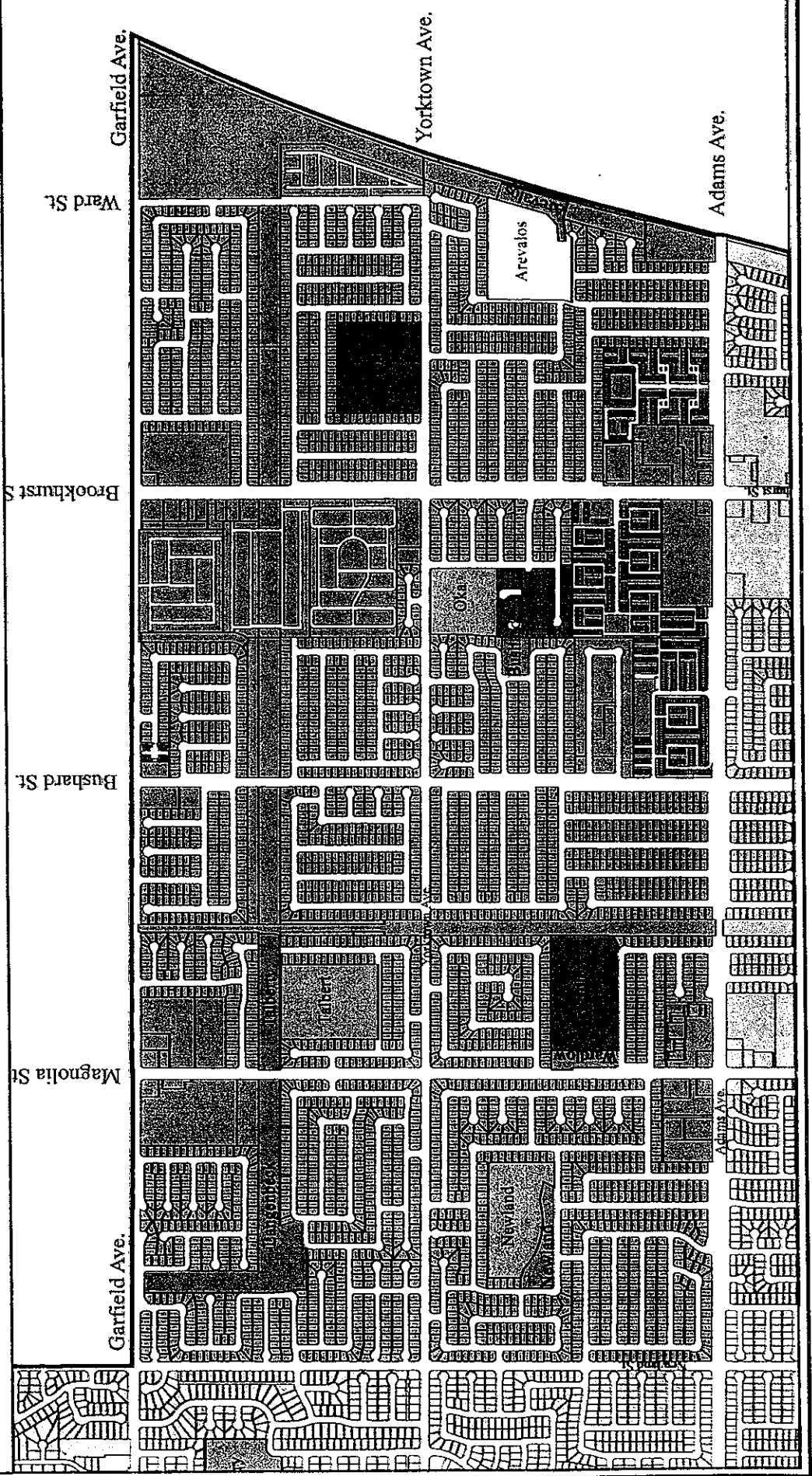


FIGURE 1